

CHRISTOPHER G. HAAG, ET AL,
GRANTORS

TO

W A R R A N T Y
D E E D

PATRICIA A. FITTS,
GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHRISTOPHER G. HAAG and BARBARA L. MARSHALL, do hereby sell, convey and warrant unto PATRICIA A. FITTS, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 13 of Wildwood Subdivision in part of Section 4, Township 2 South, Range 7 West, DeSoto County, Mississippi, described as follows: Beginning at a point in the centerline of Church Road, said point being 3086.8 feet west of the southeast corner of Section 4, Township 2 South, Range 7 West, said point being a point in the west line of the Wildwood Subdivision tract; thence north 88 degrees 26' east 2057.84 feet along the centerline of Church Road to the southeast corner of Lot 12 of said subdivision and the point of beginning of the following lot: thence north 1 degree 34' west 503.0 feet to the northeast corner of said Lot 12; thence north 88 degrees 26' east 130.0 feet to a point; thence south 1 degree 34' east 503.0 feet to a point in the centerline of Church Road; thence south 88 degrees 26' west 130.0 feet to the point of beginning and containing 1.5 acres more or less. Less and except 0.12 acre in the right of way of Church Road, leaving a net acreage of 1.38 acres more or less. All bearings are magnetic.

Further consideration of the above described property is the assumption by Grantees of that certain Deed of Trust dated February 3, 1987, executed by the undersigned in favor of Lumbermen's Investment Corporation, recorded in Book 391, Page 2, in the office of the Chancery Clerk of DeSoto County, Mississippi, in the current principal amount of FIFTY FOUR THOUSAND FIVE HUNDRED FIFTY NINE AND 38/100 DOLLARS (\$54,559.38), and Grantee takes subject to said loan.

Grantors authorize the transfer of this loan from their names into Grantee's name and Grantors set over and assign unto Grantee without charge all escrow funds now held by Lumbermen's Investment Corporation in connection with loan made by same on the above described property.

This conveyance is made subject to restrictive covenants shown on plat of Wildwood West Subdivision in Plat Book 25, Pages 23 and 24, in the office of the Chancery Clerk of DeSoto County, Mississippi.

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The Grantee by acceptance of this Deed covenants and agrees to be bound by said covenants which covenants shall run with the land herein conveyed.

The warranty in this Deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Taxes for the year 1990, are to be assumed and possession is to be given on or before December 20, 1990.

WITNESS our signatures, this the 17th day of December 20, 1990.

Christopher G. Haag
Christopher G. Haag
Barbara L. Marshall
Barbara L. Marshall

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named CHRISTOPHER G. HAAG and BARBARA L. MARSHALL, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

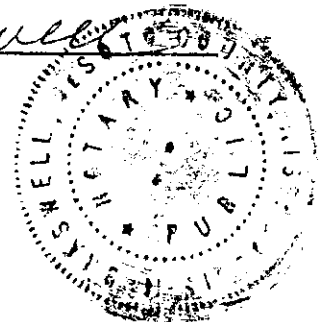
GIVEN UNDER MY HAND and official seal of office this 17th day of December, 1990.

Burt M. Braswell
Notary Public

My Commission Expires:
February 25, 1992

GRANTORS' ADDRESS:
3821 Kroell Cove
Bartlett, TN 38134
Telephone No: 369-7051 (B)
Telephone No: 3688-4634 (H)

GRANTEES' ADDRESS:
2820 Church Road
Southaven, MS 38671
Telephone NO: 349-3807 (H)
Telephone No: 901-685-5300 (b)



STATE MS.-DESOTO CO. & T.
FILED

DEC 18 10 52 AM '90

RECORDED 12/18/90
DEED BOOK 231
PAGE 596
W. L. DAVIS CH. CLK.